

19-23 FEASEGATE, YORK, YO1 8SH

RETAIL SHOP TO LET / FOR SALE

STAPLETON WATERHOUSE



Location

Feasegate is located within the historic and shopping heart of York City centre which, together with Market Street, provides a busy link between Coney Street & Spurriergate to and from Parliament Street; it serves both local residents and tourists & visitors alike. Nearby occupiers include Superdrug, H. Samuel, Millets, Patisserie Valerie and Boots.

Description

This attractive grade II listed retail unit is arranged over ground & first floors; it has a largely open-plan sales area with excellent double display windows & entrance which provide an extensive street frontage.

Accommodation

The unit provides the following approximate net floor areas:

<i>Sales Area</i>	<i>1,360 sq ft</i>
<i>Ancillary Storage</i>	<i>750 sq ft</i>
<i>First Floor</i>	<i>155 sq ft</i>

Total **2,265 sq ft**

Services

Mains, electricity and drainage included.

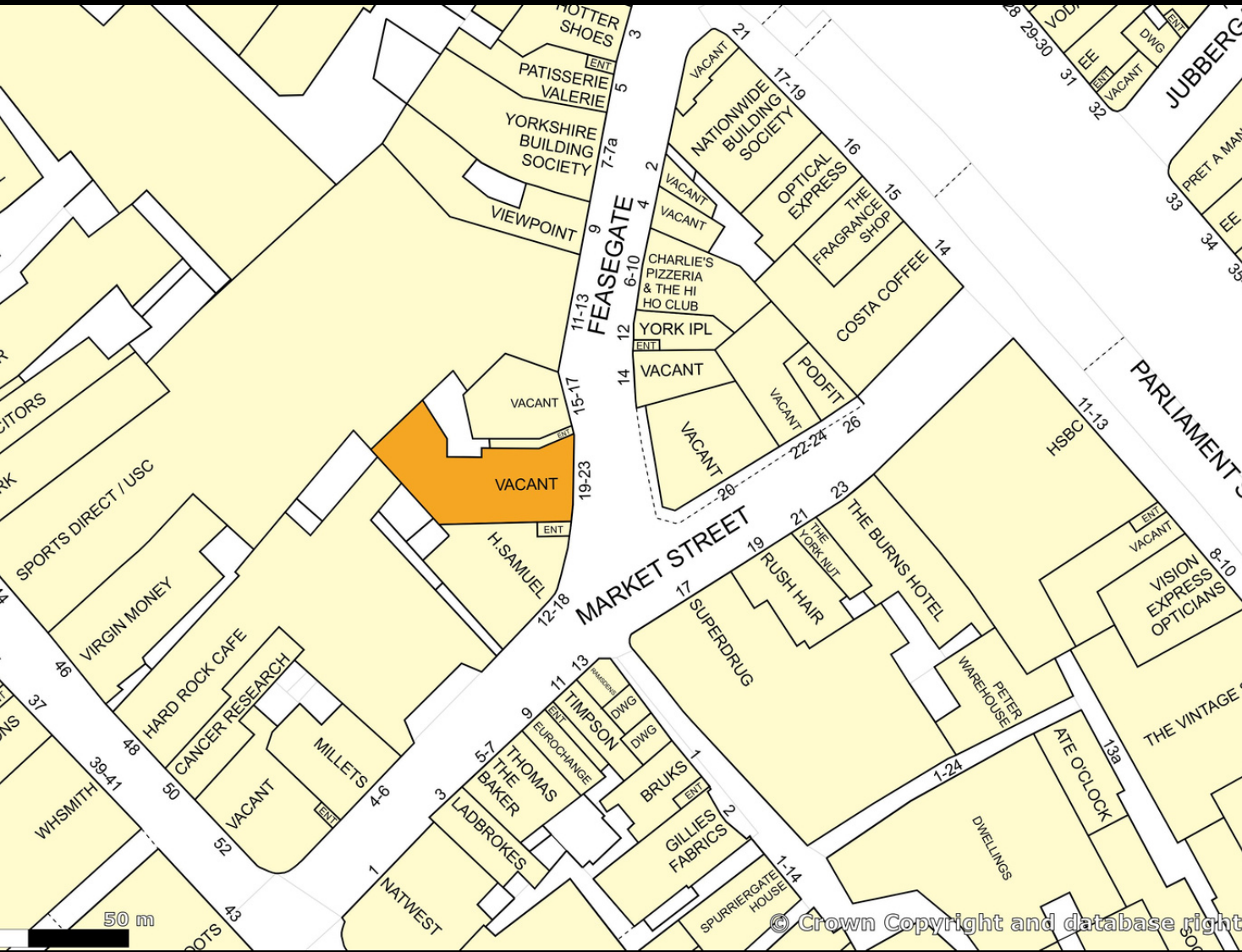
01904 622226

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Planning

The property lies within a conservation area and is Grade II listed.

Use Class E - Office use as designated under the new Use Class Order (2020).

EPC

51-75

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61 | c

Rates

We understand that the office unit is assessed for rating purposes as follows:

Rateable Value:	£73,000
Rates Payable:	£35,770

Lease Terms

The retail unit is offered on affective full repairing and insuring terms. The tenant is responsible for internal repairs and decoration and is to insure the plate glass.

Asking rent: £40,000 per annum.

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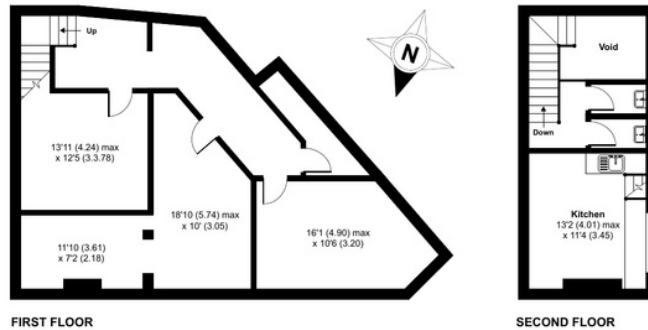
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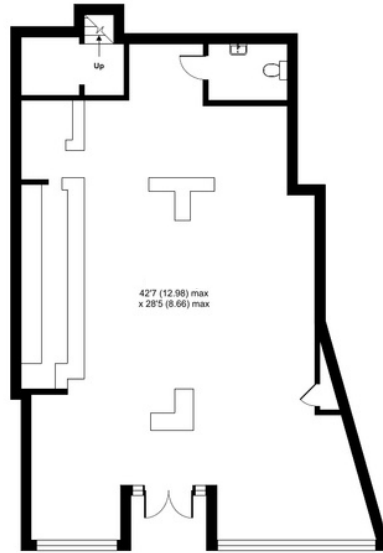
Approximate Area = 2447 sq ft / 227.3 sq m (excludes void)

For identification only - Not to scale



FIRST FLOOR

SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2022. Produced for Stapleton Waterhouse Ltd. REF: 910606

Freehold Sale

The ground floor and part of the first floor are offered with vacant possession. The freehold is subject to three long leases to residential flats above, offered on 999 year leases from 17 October 2003 on peppercorn rent.

Price: Offers in excess of £550,000.

VAT

All costs exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.

Anti-Money Laundering Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation funding will be required from the successful tenant.

Further Information

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